

7 (Continued)

“To address the issue related to hillside safety, I instruct the applicant to revisit and potentially revise the geotechnical study prepared for the project to reflect the new project design and to submit this study to the Department of Public Works for review and comment to the Department of Regional Planning.

“Related to the traffic flow issue, Public Works should consider creating traffic barriers to avoid higher traffic impact to certain immediate accessible neighborhood’s e.g. Mansfield Avenue. It has been reported that Mansfield Avenue, which is directly across from the proposed development is used as a (short cut) thoroughfare for south and north bound traffic. Mansfield Avenue is also the narrowest street in the surrounding area and has the second highest incline.

“The potential effect of this project on property values and the potential setting of a precedent, if the project were to be approved, should be studied by staff of the Department of Regional Planning in consultation with the Assessor’s Office and County Counsel.

“Technical issues such as these are more appropriately reviewed by and delegated to the Regional Planning Commission.”

Therefore, on motion of Supervisor Burke, seconded by Supervisor Antonovich, unanimously carried (Supervisor Molina being absent), the Board took the following actions:

1. Requested the applicant of Conditional Use Permit Case No. 02-025-(2) to work with Department of Regional Planning staff to perform the following studies:
 - Excessive building height
 - Blocking of views from adjacent properties
 - Consistency with existing surrounding development
 - Hillside safety
 - Adverse effect on property values
 - Traffic flow affecting immediate residential areas
 - Setting of a precedent affecting future development in the area; and

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2. Referred this matter back to the Regional Planning Commission for a public hearing to be scheduled subsequent to the submittal of the required studies.

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Copies distributed:

Each Supervisor
Chief Deputy County Counsel
Contact, Regional Planning Commission